GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Municipal Administration & Urban Development Department. – Komadavolu Gram Panchayat – Change of Land use from Agricultural land use to Residential use to an extent of Ac.2.72 cents in R.S.No.26/2, 27/2 (P) of Komadavolu (V) & Gram Panchayat, Eluru as applied by Smt. M. Ponnamma & 3 others – Draft Variation – Confirmed – Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.MS.No. 4 Dated: 01-01-2018
Read the following:

1. From the DT&CP., A.P., Guntur, Lr.Roc.No.3798/2016/R2, Dt.31.08.2016.
2. Govt. Memo No.369856/H1/2016, MA&UD (H1) Dept., Dt.01.02.2017.
3. From the DT&CP., A.P.Guntur, Lr.Roc.No.3798/2016/R2, Dt.11.05.2017.
4. Govt. Memo No.11411/I2/2011, MA & UD (I2) Department, Dt:30.06.2012.
5. Govt. Memo No.369856/H1/2016, MA&UD (H1) Dept., Dt.22.06.2017.
6. A.P Extraordinary Gazette No.232, Part.1, Dt.23.06.2017.
7. From the DT&CP., A.P., Guntur, Lr.Roc.No.3798/2016/R2, Dt. .12.2017.

*****

ORDER:-

The draft variation to the land envisaged in Eluru General Town Planning Scheme, issued in reference 5th read above, was published in Extraordinary Andhra Pradesh Gazette No.232, Part-I, Dt:23.06.2017. The Director of Town & Country Planning, AP, Guntur in the reference 3rd read above has reported that the Panchayat Secretary, Komadavolu Gram Panchayat, Eluru Mandal, West Godavari District has informed that the applicant has paid an amount of Rs.22,016/- vide Challan No.41916, Dt.10.02.2017 towards Development / Conversion charges. The Director of Town & Country Planning, AP, Guntur in the reference 7th read above, has reported that, the Panchayat Secretary, Komadavolu Gram Panchayat, Eluru Mandal, West Godavari District has informed that the Gram Panchayat has published the draft variation appendix notification pertaining the Change of land use, one in The Hindu (English version) and one in Eenadu (Telugu version) on 07.09.2017. On publication of notification, no complaints/suggestions were received from the public within the stipulated time. Hence, the draft variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette on 02.01.2018.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, AP, Vijayawada.
The Director of Town and Country Planning, Andhra Pradesh, Guntur.
The Panchayat Secretary, Komadavolu Gram Panchayat, Eluru, W.G. District.

Copy to:

The individual through the Panchayat Secretary, Komadavolu Gram Panchayat, Eluru, W.G. District.
The District Collector, West Godavari District.
SF/SC.

// FORWARDED :: BY :: ORDER //

SECTION OFFICER

(P.T.O.)

APPENDIX
NOTIFICATION

The following variation to the Eluru General Town Planning Scheme, the Master Plan, sanctioned in G.O.Ms.No.312, MA., dated:25.07.1975 proposed to make in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

VARIATION

The site in R.S.No.26/2 and 27/2 of Komadavolu (V) & Gram Panchayat, Eluru (M), W.G. District to extent of Ac.2.72 cents and the boundaries of which are as shown in the schedule hereunder and which is earmarked for **Agricultural land use** in the General Town Planning Scheme (Master Plan) of Eluru Town, sanctioned in G.O.Ms.No.312, MA Dt:25.07.1975 is now designated for **Residential use** by variation of change of land use basing on the Council Resolution No:108, dated:27.07.2015 as marked as “A to I” in the revised part proposed land use map bearing G.T.P. Map No.20/2017/R available in the Panchayat Office of Komadavolue Gram Panchayat, **subject to the following conditions that;**

1. The applicants shall provide Green Belt buffer as per G.O.Ms.No.119, MA&&UD Department, dt:28.03.2017 abutting to field bodhi which is in existence on Southern side of the site under reference.
2. The applicants shall abide the conditions imposed by Irrigational Authorities i.e., the existing irrigation field bodhies if any should not be closed.
3. The applicant shall take prior approval from the Competent Authority before commencing any work.
4. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
5. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
6. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
7. The change of land use shall not be used as the proof of any title of the land.
8. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
9. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North : Vacant land.
East : Partly approved layout of L.P.No.57/2009 and partly vacant land.
South : Field Bodhi followed by vacant land.
West : Agricultural land

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER